

Message Text

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ACTION AF-10

INFO OCT-01 FBOE-00 A-01 ISO-00 SY-05 OC-06 CCO-00

SSO-00 L-03 SIG-03 ABF-01 FSE-00 /030 W

-----096477 241538Z /50

O P 241440Z AUG 78

FM AMEMBASSY PRAIA

TO SECSTATE WASHDC IMMEDIATE 0290

INFO AMEMBASSY ABIDJAN PRIORITY

AMEMBASSY ACCRA PRIORITY

AMEMBASSY BISSAU POUCH

AMEMBASSY DAKAR POUCH

USOFFICE RFC PARIS PRIORITY

UNCLAS PRAIA 0371

FOR AF/EX

ABIDJAN FOR RBFO AND RSO

ACCRA FOR RCO

E.O. 11652: N/A

TAGS: ABLD, AFIN, AFSP, ASEC, AFAC

SUBJECT: EMBASSY OB-PRAIA

1. ACQUISITION OF PROPOSED PERMANENT OB PRAIA (PENSÃO SERGINHO) NOW APPEARS HIGHLY UNLIKELY. COMPLICATED LEGAL ENTANGLEMENTS OVER IDENTIFICATION OF RIGHTFUL OWNER OF THIS PROPERTY HAVE NEVER BEEN RESOLVED AND THIS LEGAL MORASS CONTINUES TO ANNUL OUR EFFORTS TO ENTER INTO FORMAL LEASE AGREEMENT. DURING THEIR SURVEY OF PRAIA JUNE 11-15 THE FOREIGN SERVICE INSPECTORS RECOMMENDED THAT POST NOT RPT NOT PURSUE THE AVAILABILITY OF PENSÃO SERGINHO FURTHER. THIS RECOMMENDATION WAS ALSO ENDORSED BY VISITING SURVEY TEAMS FROM THE OFFICES OF SECURITY AND COMMUNICATIONS. IN VIEW OF PROBLEMATIC AVAILABILITY OF THIS SITE,
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ALONG WITH EXTREME COST AND MYRIAD PROBLEMS WHICH POST WOULD UNDOUBTEDLY BE FACED WITH DURING EXTENSIVE BUILDING RENOVATION PROJECT (READ RESURRECTION), MISSION RECOMMENDS THAT THE PURSUIT OF PENSÃO SERGINHO BE ABANDONED. IN SUM, WE EXPECT TO REMAIN IN PRESENT "TEMPORARY OFFICE BUILDING" FOR A CONSIDERABLY LONGER PERIOD THAN INITIALLY PROJECTED.

2. PRESENT OFFICE SPACE, WHILE FUNCTIONAL, IS INADEQUATE. THE SITUATION WILL DETERIORATE FURTHER WHEN ADDITIONAL USAID PERSONNEL ARRIVE IN PRAIA AND FULL COMMUNICATIONS FUNCTIONS ARE ASSUMED. THE EMBASSY NOW OCCUPIES THE ENTIRE THIRD FLOOR AND ROOF TERRACE, ALONG WITH HALF OF THE GROUND FLOOR WHICH IS CURRENTLY BEING UTILIZED BY OUR CONSULAR SECTION.

3. THE TERMS OF THE ORIGINAL LEASE AGREEMENT WERE FOR RENTAL OF THE THIRD FLOOR AND TERRACE FOR A TWO-YEAR PERIOD. THIS CONTRACT WILL EXPIRE ON APRIL 1, 1979. THE SECOND LEASE AGREEMENT FOR THE GROUND FLOOR OFFICE SPACE WILL EXPIRE ON OCTOBER 1 OF THIS YEAR.

4. WHILE DISCUSSING THE POSSIBLE RENEGOTIATION OF THESE TWO CONTRACTS WITH LANDLADY, WE WERE INFORMED THAT SHE WOULD BE WILLING TO ALLOW EMBASSY TO RETAIN TERRACE AND THIRD FLOOR AND ACQUIRE ALL OF THE FIRST FLOOR (WHICH SHE PRESENTLY OCCUPIES) UNDER SINGLE LEASE AGREEMENT. LANDLADY IS PREPARED TO VACATE THE FIRST FLOOR IMMEDIATELY PROVIDING SHE MAY RECEIVE A THREE-YEAR ADVANCE RENTAL PAYMENT. EMBASSY WOULD ALSO RELINQUISH GROUND FLOOR IN EXCHANGE. THE TERMS OF PROPOSED AGREEMENT WOULD BE FOR STRAIGHT THREE-YEAR LEASE WITH OPTION TO RENEW FOR TWO ADDITIONAL YEARS. RENTAL COST FOR THREE YEARS IS ESCUDOS 573,084.00 (DOLS 16,364.48). HOWEVER, AN ADJUSTMENT REDUCES THIS AMOUNT TO ESCUDOS 519,651.00 (DOLS 14,838.69). LANDLADY WILL ACCEPT THIS AMOUNT AS ADVANCE RENTAL PAYMENT FOR PERIOD

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9/1/78 THRU 9/1/81.

5. THE POST FEELS THAT EMBASSY AND DEPARTMENT SHOULD EMBRACE THIS OPPORTUNITY TO ACQUIRE ADDITIONAL OFFICE SPACE AND REQUESTS APPROVAL TO RENEGOTIATE SHORT-TERM LEASE FOR ALL AVAILABLE SPACE FOR PERIOD OF THREE YEARS WITH OPTION TO RENEW FOR ADDITIONAL TWO YEARS. IF DEPARTMENT CONCURS, REQUEST POST ALLOTMENT BE INCREASED BY DOLS 14,838.69 AND THAT RFC BE AUTHORIZED TO ISSUE AND MAIL CHECK IMMEDIATELY FOR THE SUM OF ESCUDOS 519,651.00 PAYABLE TO MARIA ALINE AVELINO PIRES.

6. ADVISE SOONEST. PLEASE SLUG CABLE "DAKAR PASS PRAIA BY RADIO."
MCGOWAN

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NNN

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